



52 Worcester Crescent, NW7 4LL

£849,950

**richard
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ESTATE AGENTS

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Property Description

An exceptionally well presented semi detached family home having been fully refurbished in 2016 set in this sought after location and within the catchment for both Mill Hill County and Courtland schools.

The house is arranged over 2 floors and offers tremendous scope to extend STPP. Currently, there are Three Bedrooms / Four Bedrooms, private granny flat with Own Separate Entrance (currently being used as bedroom four) , two Bathrooms, a Double reception room, conservatory and a modern Kitchen/breakfast room.

All the windows on the ground floor are triple glazed.

Externally there is a driveway with off street parking for two / three cars, and a mature rear garden backing onto private woodland Greenbelt Land.

Worcester Crescent is approximately 1 mile from Mill Hill Broadway and is also within close proximity of the open spaces of Mill Hill Park and Arrandene.

Planning Permission granted for Side Extension, Loft Conversion & Rear Extension

Council tax band E

Sole Agent

Key Features

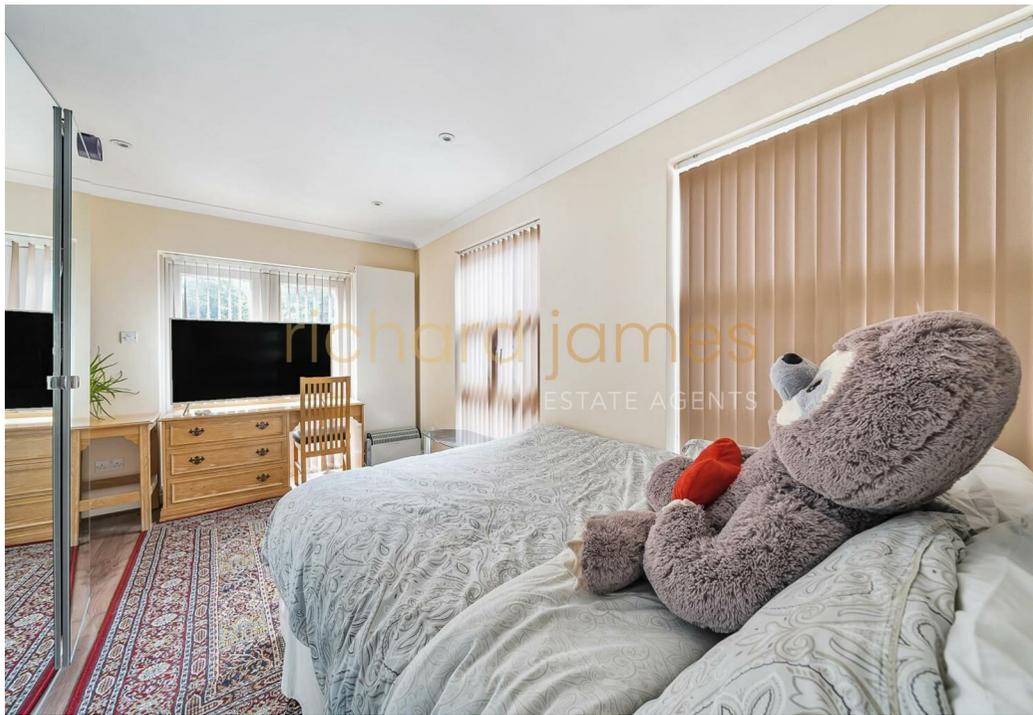
- SEMI DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- FULLY FITTED KITCHEN
- SOUTHERLY FACING REAR GARDEN BACKING ONTO GREENBELT LAND
- STONE'S THROW FROM COURTLANDS AND MILL HILL COUNTY SCHOOLS
- THREE/FOUR BEDROOMS
- DOUBLE LENGTH RECEPTION ROOM
- CONSERVATORY
- OFF STREET PARKING FOR 3 CARS
- SCOPE TO EXTEND STPP

Important Information

- **Price:** £849,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Location:** Mill Hill

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



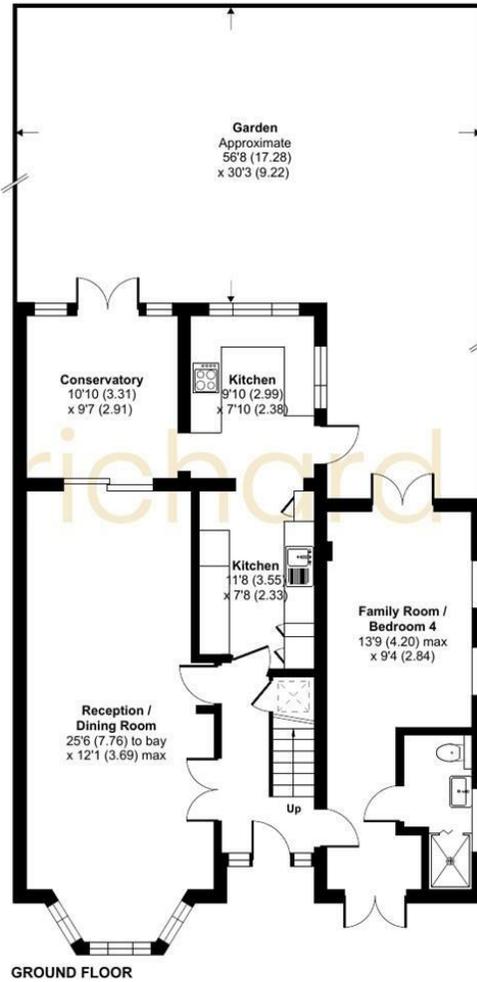




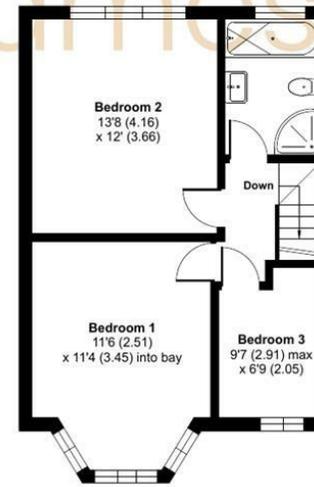


Approximate Area = 1426 sq ft / 132.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1196422

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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